# SECTION 3.0
# EFFECTS FOUND NOT TO BE SIGNIFICANT

## 3.1 OVERVIEW

The environmental process requires the Lead Agency for a proposed project, in this case the City of Long Beach, to prepare a Notice of Preparation (NOP) which describes the proposed project and summarizes the potential environmental impacts which could result from the implementation of the proposed project. An Initial Study (IS) checklist which defines areas of concern was completed as part of this process. The IS discussed what topics are going to be analyzed further in the Environmental Impact Report (EIR). The results of the IS for the proposed West Gateway project focused the topics that were going to be studied in the EIR down to several topical areas. Therefore, an EIR has been prepared to assess potential impacts associated with the proposed project. The IS, which was circulated with the Notice of Preparation (NOP), and the supporting documentation for the proposed project are provided in Appendix A of this EIR.

This Section summarizes those potential impacts of the proposed project that were determined in the IS to be below a level of significance or which could be mitigated to below a level of significance based on mitigation measures incorporated in the IS.

## 3.2 AESTHETICS IMPACTS FOUND NOT TO BE SIGNIFICANT

IS FINDINGS:

No impact: scenic vistas and scenic resources.
Less than significant impact: visual character and surroundings.
Less than significant impact with mitigation: new sources of light and glare.

The proposed project is located in Downtown Long Beach which is a highly developed, urban area and there are no designated scenic vistas or scenic highways within the immediate vicinity of the project site. The site is void of any trees or rock outcroppings. The redevelopment of the West Gateway area will enhance the scenic value of the project area over current conditions and as envisioned in the Downtown Long Beach Strategic Plan. Redevelopment of the project area will not adversely impact the aesthetics of the project area; redevelopment of the project site will compliment and improve scenic views in the project area. The proposed project will change the visual character of the site; however, it will not substantially degrade the existing quality of the surrounding area. The project site currently contains existing residential, retail and civic uses with structures of varying age and condition interspersed with vacant lots. The redevelopment of the West Gateway area will enhance the existing visual character of the project area over current conditions. In addition, implementation of a streetscaping plan will enhance the visual character of the streets and encourage pedestrian use of the area. No significant impact is noted and no mitigation is required. Although the IS found impacts on visual character to be less than significant, comments made during the scoping process and in the interest of full disclosure, aesthetics changes from the project are covered in Section 4.2 (Aesthetics) as they pertain to both light and glare and visual character.

## 3.3 AGRICULTURE IMPACTS FOUND NOT TO BE SIGNIFICANT

IS FINDINGS:

No impacts: rated agricultural lands or soils, conversion of agricultural operations or lands, agricultural zoning or agricultural preserves.

The site is not in an area mapped on the State's Important Farmland Map due to its level of urban development. There are no agricultural resources or operations located at the project site or in the immediate area. The project site is not located in an area zoned for agricultural uses nor would it conflict with a Williamson Act contract since none exists for the site. In addition, the site is not designated as farmland and there are no agricultural resources or operations located on the site or in the immediate area due to the highly urbanized nature of the area. The proposed project will not introduce any changes that would result in conversion of farmland. No significant impact is noted and no mitigation is required.

## 3.4 AIR QUALITY IMPACTS FOUND NOT TO BE SIGNIFICANT

IS FINDINGS:

Less than significant impact: creation of objectionable odors.

The proposed project will not create unusual or objectionable odors. The proposed development will be predominantly residential. Residential uses do not typically generate objectionable odors. Some odors may be associated with the operation of diesel engines during construction. However, these odors are typical of urbanized environments and are subject to construction and air quality regulations, including proper maintenance of machinery to minimize engine emissions. These emissions are also of a short duration and are quickly dispersed into the atmosphere. Compliance with existing regulations will ensure that any potential odor impact is less than significant. As such, impacts are anticipated to be less than significant and no mitigation is required. Air quality impacts of the proposed project including consistency with applicable air plans, pollutant exceedances and concentrations, criteria pollutants and sensitive receptors are analyzed in Section 4.3 (Air Quality).

## 3.5 BIOLOGICAL RESOURCES IMPACTS FOUND NOT TO BE SIGNIFICANT

IS FINDINGS:

No impact: special or listed species, conservation plans or policies, sensitive habitats including wetlands or water habitats, wildlife movement or any protective wildlife regulations.

The project site is within a highly urbanized area and has been previously disturbed. Existing development consists of vacant residential and retail buildings as well as occupied residential and retail uses. On-site vegetation consists mainly of decorative plants and trees. No candidate, sensitive or special status species occupy the project site. There is no appropriate habitat for threatened and endangered species on the project site or in the immediate vicinity. There are no

riparian habitats or other sensitive natural communities identified in local or regional plans, policies or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service on the site. There are no defined wetlands on the project site. The project will not result in any permanent disruption to wildlife movement, migration or nurseries. Because of the urban nature of the site, there are no protected biological resources on the project site. The project will not conflict with local policies or ordinances protecting biological resources nor will it result in any conflicts with conservation plans. All landscaping affected is non-native decorative landscaping that can readily be replaced. No impact is noted and no mitigation is required.

## 3.6 CULTURAL RESOURCES IMPACTS FOUND NOT TO BE SIGNIFICANT

IS FINDINGS:

No impact: human remains.
Less than significant impact: paleontological resources.
Less than significant with mitigation: archaeological and historic structures.

The project site is within a highly urbanized area and has been previously graded. No prehistoric or historic archaeological sites or surfical paleontological resources are known to exist within the project site. The project site has already been subject to extensive disruption and any surficial archaeological or surfical paleontological resources, which may have existed at one time, are assumed to have been previously disturbed. Although there is a possibility that archaeological and surfical paleontological resources exist at deep levels, the uncovering of such resources would be remote due to previous surface disruption of the site and the extremely developed nature of the area. There are no known human remains on the project site. All impacts are less than significant with the inclusion of standard mitigation. Potential impacts to historic properties and mitigation are discussed in Section 4.4 (Cultural Resources) along with mitigation measures included to address subsurface archaeological resources.

## 3.7 GEOLOGY IMPACTS FOUND NOT TO BE SIGNIFICANT

IS FINDINGS:

No impacts: risk for lanslides and soils to support use of septic tanks.
Less than significant impact: risk for fault rupture, ground shaking, unstable or expansive soils or substantial erosion.

The City of Long Beach is located within the seismically active region of Southern California. Although implementation of the proposed project has the potential to result in the exposure of people and structures to strong ground shaking during a seismic event, this exposure is no greater than exposure present in other areas throughout the City of Long Beach. All new construction will be designed in compliance with earthquake-resistance standards required and existing codes established by the City of Long Beach Building and Safety Department, which will minimize the potential for damage or collapse of the new structures. As a result, seismic ground shaking will not present a significant hazard and no mitigation is required.

The west side of the project area is in an area that is prone to liquefaction according the City's Seismic Safety Element (1988) Fault Impact Map With Special Study Zones (Plate 2). Therefore, buildings on the west side of the project area in the special study zones will be required to comply with reinforcement requirements as prescribed by the required geotechnical and Uniform Building Code. These requirements address liquefaction risks of the proposed structures and liquefaction risks are less than significant. As such, impacts are anticipated to be less than significant and no mitigation is required.

The project site is relatively flat, with very little variation in topography. Implementation of the project will not alter the existing topography that could expose people to landslides or mudslides. The project area is developed with occupied and vacant residential and retail structures; the remainder of the project area is primarily covered with paved surfaces. Alteration to the project area will not result in substantial changes in topography or create erosion or unstable conditions. Due to the use of similar impervious surfaces for the proposed project, the potential for erosion and/or unstable soils is remote. The proposed project will result in a minimal amount of soil erosion during construction activities; however, this impact will be reduced by implementation of stringent erosion control measures imposed via grading and building permits. Impacts related to soil erosion will be less than significant with the application of standard erosion control measures.

Future development will be subject to site-specific geotechnical investigations in compliance with City regulations that will identify which specific engineering techniques will be used on the site(s) to overcome on-site geologic constraints, if any are present. The site(s) have been previously developed without incident; all new development will be designed in compliance with applicable building codes, including current seismic safety standards. Compliance with these City requirements will ensure that impact will be less than significant, and therefore no mitigation is required.

All development in the project area will be connected to the municipal sewer system for the disposal of wastewater (the same system to which the current buildings are connected). No septic tanks or other alternative wastewater disposal systems will be required. No impact is noted and no mitigation is required.

## 3.8 HAZARDS IMPACTS FOUND NOT TO BE SIGNIFICANT

IS FINDINGS:

No impact: hazard risks associated with public or private airstrip or airport, or wildland fires.
Less than significant impact: emergency response or evacuation plans and hazards risks associated with the routine transport or use of hazardous materials.

The storage, transport, use and disposal of a substantial amount of hazardous materials will not occur as part of the proposed project. Development anticipated to occur will be predominantly residential. Residential developments typically do not generate hazardous emissions, nor do they involve the routine use, transport, or disposal of hazardous materials. Hazardous materials used

on site will consist of common commercial cleansers, solvents, paints and other janitorial materials. Hazardous materials used in construction and operation of the proposed project will be transported, used, stored and disposed according to City, state and federal regulations. All new development will adhere to the Long Beach Fire Department's Hazardous Materials Response Plan to ensure impacts will be less than significant.

The project site is not located within an airport land use plan or within two miles of the closest airport nor is it located near a private airstrip. No impact is noted and no mitigation is required.

The project site is served by existing public streets and the proposed project will not block access to any of those streets. The proposed project will not result in any interference with existing emergency response or emergency evacuation plans for local, state or federal agencies. In addition, project related emergency procedures will be implemented within local, state and federal guidelines. Impacts to emergency response or evacuation plans will be less than significant and no mitigation is required.

Development of the proposed project, will comply with the applicable fire and safety provisions of the City's Uniform Building Code and Uniform Fire Code and will not result in an increased fire hazard. No impact is noted and no mitigation is required.

Due to the presence of residences and a school adjacent to the proposed project, impacts regarding exposure to hazardous materials and possible historic uses which used hazardous materials, and demolition activities, the potential impacts of exposure to hazardous substances present on the project site are analyzed in Section 4.5 (Hazards and Hazardous Materials).

## 3.9 HYDROLOGY AND WATER QUALITY IMPACTS FOUND NOT TO BE SIGNIFICANT

IS FINDINGS:

No impacts: flood exposure risks, siltation runoff or ground water depletion.
Less than significant impacts: tidal flooding, water quality degradation, increased off-site flooding or drainage, loss of pervious surface, effluent discharges into drains or water way, or violation of any best management practices (BMPs) associated with any water quality permits.
Less than significant impacts with mitigation: drainage facilities and contributions to polluted runoff.

The proposed project is a mixed use development consisting of residential and retail uses. These are typical urban uses that do not discharge hazardous materials or other substances that could violate water quality standards or discharge requirements. In addition, stormwater runoff from the project site and the surrounding area currently drains to the local public storm drain system and then is deposited into the regional drainage channels. The relatively flat project site is located in a highly urbanized area and comprises mostly impervious surfaces. Since the construction and ongoing use of the proposed project would not substantially alter the amount of impervious surfaces on the project site, the potential for erosion resulting in changes to surface water quality would not significantly increase relative to the existing conditions. Although the

proposed project has the potential to result in erosion of soils during project construction activities, erosion and any resulting effects to surface water quality would be reduced by implementation of stringent erosion controls measures imposed via grading and building permit regulations. With implementation of these existing regulations, the proposed project would not impact surface water quality and no mitigation is required.

Construction and operation of the proposed project will not significantly alter the amount of impervious surfaces on the project site relative to existing conditions. Runoff from the site is not expected to increase substantially. Existing stormwater drainage facilities will be evaluated as to current capacity and utilization and will be upgraded if necessary to accommodate the project. As stated above, during construction activities, there is a potential for temporary minor discharges of sediment into local storm drains. Compliance with NPDES permit requirements includes the use of Best Management Practices (BMPs) to reduce the extent of runoff during construction activities. Compliance with existing requirements will ensure that impact on water quality, both during construction and operation, will be less than significant.

The project will include all necessary on-site drainage to convey runoff from the site to local drainage facilities. The project does not include any unusual features that will result in substantial polluted runoff from the site or otherwise degrade water quality. During construction, compliance with applicable NPDES requirements will ensure that substantial amounts of polluted runoff will not be generated. Impact will be less than significant; however these issues will be addressed in Section 4.6 (Hydrology and Water Quality) in order to provide additional detail of the specific mitigation measures included in the project.

Groundwater supplies will not be significantly affected by the proposed project. The proposed project does not involve the use of water from a well or aquifer. Because the existing amount of impervious surfaces, the site is not a substantial source of recharge for any groundwater. No impact is noted and no mitigation is required.

The project site does not contain any watercourses or drainages that could be affected by the proposed project. The proposed project will not change the course or direction of water movements on or near the project site or result in substantial erosion or siltation on or near the project site since local street drainage will remain the same. No significant adverse impacts related to the alteration of existing drainage patterns will occur. No impact is noted and no mitigation is required.

The project consists of redevelopment on a site currently developed with residential and retail/commercial uses. The Los Angeles River is located west of the project site. No significant changes in the drainage pattern and course of surface runoff is expected with development of the proposed project. A significant increase in the rate and amount of surface runoff is not expected to occur since there is no significant change in the amount of impervious ground surface at the site. Impacts related to alteration of the existing drainage pattern of the site or area will be less than significant and no mitigation is required.

The Los Angeles River is the major flood hazard in the vicinity. The Los Angeles River is a concrete lined channel in this area and extends as such for a very long distance inland. This

channel is designed to reduce flood threat along the river and protect developed properties from being in a 100-year flood hazard area. Flood hazard and flood insurance do not affect the project area. No impact is noted and no mitigation is required.

As discussed above, the project area benefits from the flood channel improvements to the Los Angeles River. In the event that the channel were to fail, the flooding would not occur because the channel is at grade and the water level in the channel is at sea level. No elevation in risk is associated with redeveloping the area. No impact is noted and no mitigation is required.

The project area is approximately one mile inland from the Pacific Ocean coastline. Implementation of the proposed project would not elevate the risk of loss or injury due to tidal flooding because of the inland location of the site and the breakwaters and harbor which provide some protection. No impact is noted and no mitigation is required.

## 3.10 LAND USE IMPACTS FOUND NOT TO BE SIGNIFICANT

IS FINDINGS:

No impact: physically dividing an established community or an applicable habitat conservation plan.

The project is designed to integrate the area by providing a better mix of uses and housing selection to encourage economic development in the Downtown Long Beach area. The project will replace existing development in the redevelopment area with the same uses, residential and retail. The project does not include any new roadways or other physical features which could disrupt or divide an established community. In addition, project site is not located in an area that is subject to any habitat conservation plan or natural community conservation plan. No impact is noted and no mitigation is required. Land use impact analysis regarding the changes to the zoning density standard is included in Section 4.7 (Impacts Related to Land Use).

## 3.11 MINERAL RESOURCES IMPACTS FOUND NOT TO BE SIGNIFICANT

IS FINDINGS:

No impact: sources of mineral resources or a mineral resource recovery site.

No known mineral resources are currently available at the project site. Development in the redevelopment area will not have any affect on that status. No impacts are anticipated and no mitigation is required.

## 3.12 NOISE IMPACTS FOUND NOT TO BE SIGNIFICANT

IS FINDINGS:

No impact: exposure of people to excessive noise from a public airport or private airstrip.

The project site is not near any public airport or private airstrip where people on the site would be affected by aircraft noise. Traffic noise from the operation of the project is not at a level that would exceed noise standards based on the increase of average daily trips. The project will create noise during construction which could exceed noise standards. Noise impacts of the project are analyzed in Section 4.8 (Noise).

## 3.13 POPULATION AND HOUSING IMPACTS FOUND NOT TO BE SIGNIFICANT

IS FINDINGS:

All Population and housing parameters were found to be potentially significant and are analyzed in Section 4.9 (Population and Housing).

## 3.14 PUBLIC SERVICES IMPACTS FOUND NOT TO BE SIGNIFICANT

IS FINDINGS:

Less than significant impact with mitigation: parks.

No new public or government facilities or services will be required as a result of the proposed project. The proposed project will result in incremental increases in demand for other public facilities, such as roadway maintenance. However, the revenue to the City derived from impact fees, increased property taxes, sales taxes and development fees from the project is anticipated to offset road maintenance costs. Impacts to other facilities will be less than significant and no mitigation is required. Potentially significant impacts to police, fire and schools are analyzed in Section 4.12 (Utilities and Service Systems).

## 3.15 RECREATION RESOURCES IMPACTS FOUND NOT TO BE SIGNIFICANT

IS FINDINGS:

Less than significant impact: construction of a new or expansion of an existing recreational facility.
Less than significant impact with mitigation: degradation of existing recreation facilities due to increased use.

The project does not include any proposes residential uses which will increase the demand for parks and recreational facilities in the Downtown Long Beach area. Section 4.10 (Recreation) analyzes the potential impacts and mitigation measures to recreational facilities.

## 3.16 TRANSPORTATION IMPACTS FOUND NOT TO BE SIGNIFICANT

IS FINDINGS:

No impact: air traffic patterns, design of road facilities or emergency access.

Less than significant impact: programs supporting alternative transportation.
Less than significant impact with mitigation: parking.

Long Beach Airport is located over four miles from the project area. Due to the relatively low height of proposed buildings, the project will not affect air traffic passing over the site. The project will result in new businesses in Long Beach. However, this increase will be relatively small on a regional scale and will not result in substantial increases in air traffic to the region. No impact is noted and no mitigation is required.

The project site is located in an urban environment with a well established street system. No major changes to the street network that could result in hazardous traffic conditions will occur as a result of the project. The project includes improvements to the existing internal circulation system on the site to enhance pedestrian and vehicular safety. No impact is noted and no mitigation is required.

The project has been designed to maintain full public access to all streets serving the project area. Project plans will be reviewed by the City's Public Works Department and the Fire Department to ensure safety. Compliance with these existing standard requirements will ensure a less than significant impact and no mitigation is required.

The project will incorporate the existing public transit stops into its design and its operations will comply with existing City transportation policies and programs. This impact will be less than significant and no mitigation is required.

Potential traffic impacts and mitigation measures are discussed in Section 4.11 (Transportation and Circulation).

## 3.17 UTILITIES AND SERVICE SYSTEMS IMPACTS FOUND NOT TO BE SIGNIFICANT

IS FINDINGS:

No impact: regulations concerning solid waste.
Less than significant impact: treatment of waste water and waste water facilities.

The project involves standard residential development (medium to high density) that have no special wastewater treatment requirements. Improvements will be consistent with the Regional Water Quality Control Board's policies on new multi-family residential construction. Impact will be less than significant and no mitigation is required.

The project may require upgrades to the existing water and wastewater conveyance system in the project area. However, it is not anticipated that the proposed project will require either the City or sanitation district to expand their facilities. This is a less than significant impact and no mitigation is required.

Solid waste generated during construction and operation of the proposed project would comply with all federal, state and local statutes and regulations to reduce and recycle solid waste. No impact is noted and no mitigation is required.

Potential impacts on fire and police services, schools, electric service, natural gas service, communication systems, storm drain capacity, water supply, sanitation district service and solid waste contribution to local landfills are discussed in Section 4.12 (Utilities and Service Systems).